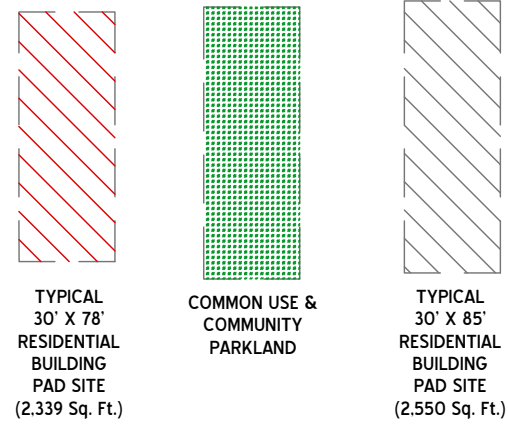
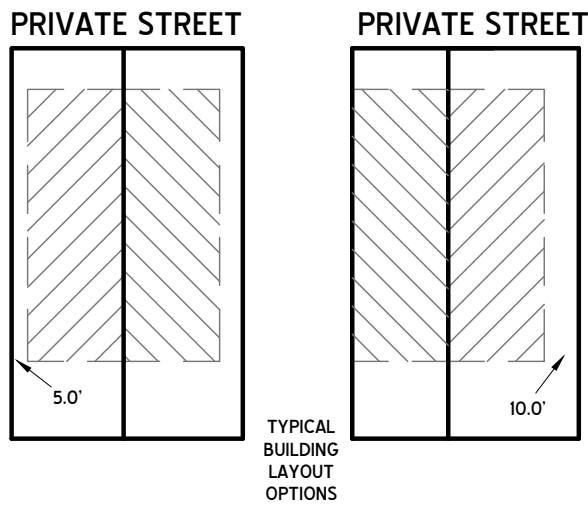


ON THIS _____ DAY OF _____, 2018,
THE CITY COUNCIL OF THE CITY OF ALEDO HAS
APPROVED OF THIS CONCEPT PLAN.

MAYOR, CITY OF ALEDO

ATTEST:

SECRETARY, CITY OF ALEDO



NOTES:

THE CITY OF ALEDO SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF THE ABOVE STATED COMMON AREA, PRIVATE DRIVES, PRIVATE STREETS, EMERGENCY AND PARKLAND ACCESS EASEMENTS, RECREATION/PRIVATE PARK AREAS, AND OPEN SPACES AND SAID AREAS WILL BE THE RESPONSIBILITY OF AN ESTABLISHED HOME OWNERS ASSOCIATION. SAID HOMEOWNERS ASSOCIATION AGREES TO INDEMNIFY AND HOLD HARMLESS THE CITY OF ALEDO, TEXAS FROM ALL CLAIMS, DAMAGES, AND LOSSES ARISING OUT OF OR RESULTING FROM PERFORMANCES OF THE OBLIGATIONS OF SAID ASSOCIATION SET FORTH IN THIS PARAGRAPH.

UTILITY EASEMENTS MAY BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES. SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLIC'S AND THE CITY OF ALEDO'S USE THEREOF. THE CITY OF ALEDO AND PUBLIC UTILITY ENTITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDING, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS WHICH MAY IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS IN SAID EASEMENT. THE CITY OF ALEDO AND PUBLIC UTILITY ENTITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM THEIR RESPECTIVE EASEMENTS, WITHOUT THE NECESSITY AT ANY TIME PROCURING PERMISSION FROM ANYONE.

PRIVATE DRIVES, PRIVATE STREETS, EMERGENCY ACCESS EASEMENTS, RECREATION/PRIVATE PARK AREAS, COMMON AREAS AND OPEN SPACES SHALL BE CONSTRUCTED AND DEVELOPED ACCORDING TO THE STANDARDS AND REGULATIONS AS SET FORTH BY THE APPROVAL OF THE HOMEOWNERS ASSOCIATION BASED ON LOCAL RESOURCE AVAILABILITY AND COMMUNITY NEEDS AS DETAILED IN THE P.D. ORDINANCE HERETO ATTACHED AND STATED BELOW.

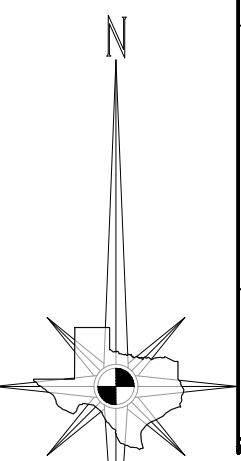
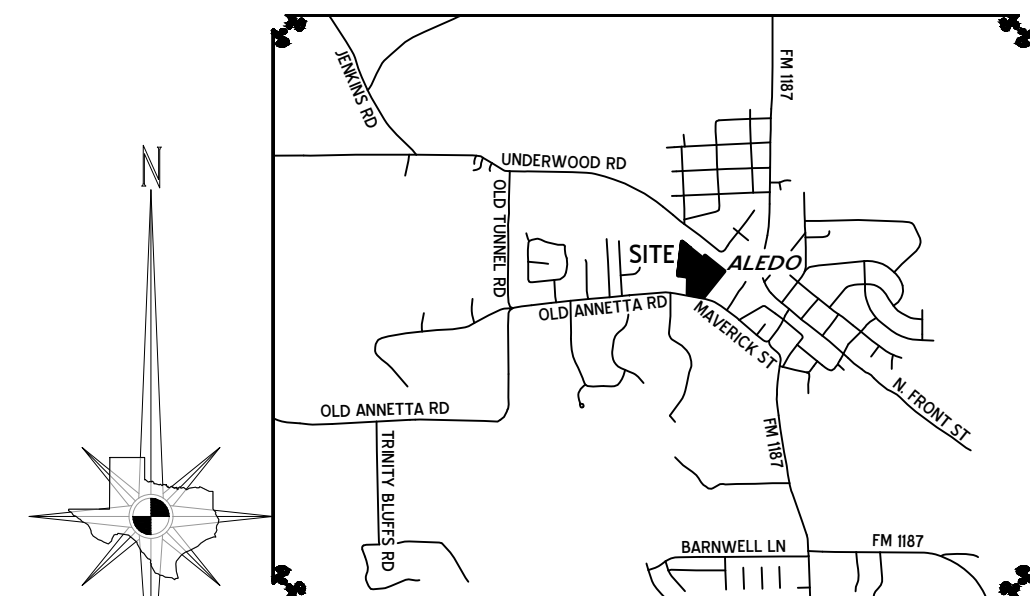
VILLAS DOWNTOWN - ALEDO VILLAS DEVELOPMENT, LLC
PD R-3 DEVELOPMENT STANDARDS

| | |
|--|--|
| COMMON PARKING | MIN. 23 PARKING SPACES IN CENTRALIZED COMMON PARKING AREA. |
| PARKING LIMITATIONS | ONLY TEMPORARY PARKING SHALL BE ALLOWED WITHIN THE COMMON PARKING AREA AS SHOWN. MINIMUM PARKING SIZE EQUALS 10' X 20'. |
| DRIVEWAY LENGTH FROM RIGHT-OF-WAY LINE | MIN. 20' |
| GARAGES | 2 CAR STANDARD |
| * SIDE | ALLOWED WITH METAL & WOOD "CARRIAGE STYLE" DOORS |
| * REAR | ALLOWED WITH METAL & WOOD "CARRIAGE STYLE" DOORS |
| * FRONT-ENTRY | ALLOWED WITH METAL & WOOD "CARRIAGE STYLE" DOORS WITH REQUIRED 3' SETBACK FROM MOST FORWARD LIVING STRUCTURE OF FRONT ELEVATION. |
| ANTI-MONOTONY | DIFFERENT ELEVATIONS FOR ADJACENT, DIRECTLY DIAGONALLY ACROSS. |
| DIMENSIONAL SINGLE | REQUIRED |
| ROOF PITCH | MINIMUM 8/12 |
| MASONRY REQUIREMENTS | MINIMUM 90% BRICK, STONE, OR STUCCO ON FRONT, SIDE & REAR WITH REMAINING 10% TO BE HARDIE BOARD. |
| ATTACHED UNITS | MAXIMUM OF 2 UNITS ATTACHED WITH A COMMON WALL |
| MAXIMUM BUILDING HEIGHT | 35' |
| MINIMUM REAR YARD SETBACK | 5' APPLIED TO MAIN LIVING STRUCTURE |
| MINIMUM TOTAL SIDE YARD WIDTH | 5' WHERE APPLICABLE |
| MINIMUM FRONT SETBACK | 20' APPLIED TO MAIN LIVING STRUCTURE |
| MINIMUM LOT AREA | 3,425 SQ FT |
| MINIMUM LOT WIDTH AT FRONT SET BACK LINE | 20' |
| MINIMUM LOT DEPTH | 98.0' |
| MINIMUM BUILDING AREA | 1,600 SQ FT |
| MAILBOXES, STREET LAMPS, STREET & TRAFFIC SIGNS. | HISTORIC/ANTIQUE STYLE WITH BLACK IRON AESTHETIC ALL TO MATCH EXHIBIT. COMMON MAIL BOX TO BE LOCATED AT CENTRAL PARKLAND/Common Parking Area. |
| TREE & SHRUBBERY TYPE/HEIGHT | TO BE IN ACCORDANCE WITH CURRENT ZONING ORDINANCES. ONE TREE PER HOUSING UNIT, COMPARABLE IN SIZE OR ORNAMENTAL IN TYPE ACCORDING TO SAID ORDINANCE. |
| TRAIL THROUGH COMMON PARKLAND/PARKING AREA | TYPICAL CRUSHED GRANITE TYPE AS SHOWN IN EXHIBIT. |
| ENTRANCE ISLAND | ROCK AND STONE WORK TO MATCH LOOK OF EXISTING VILLAS ADDITION TO THE WEST. |
| PAVERS/STONE INLAY | ROCK RECEPTION AT ENTRY |
| HOA | A HOMEOWNERS ASSOCIATION SHALL BE FORMED TO OWN, MANAGE AND MAINTAIN PARKLAND & COMMON PARKING AREAS. |
| STREETS | 30' TOTAL - OUTSIDE EDGE TO EDGE - PAVEMENT WITH LAY DOWN CURB. |
| SIDEWALKS | 4' WIDE SIDEWALKS TO BE INSTALLED ADJACENT TO CURB LINE AND ACROSS THE FRONTAGE OF ALL LOTS WITHIN THE ADDITION. 5' SIDEWALKS TO BE INSTALLED BY DEVELOPER ALONG OLD ANNETTA ROAD PRIOR TO BUILDING PERMIT ISSUANCE, UNLESS FEDERAL GRANT FUNDING PROVIDES FOR SAID INFRASTRUCTURE IN A TIMELY MANNER SUBSEQUENT TO APPROVAL. |
| FENCING | WEST SIDE FENCING TO MATCH EXISTING "VILLAS PHASE 2" AS COMMON LINE. EAST SIDE TO CONSIST OF STEEL-SUPPORTED HARDIE-BOARD WITH ROCK COLUMNS AT ALTERNATING PROPERTY LINES. NORTH SIDE ALONG RAILROAD RIGHT-OF-WAY TO BE A 12' DOUBLE-SIDED MASONRY WALL FOR SAFETY AND SOUND CONTROL. |
| SEWER LIFT STATION | LIFT STATION ACCESS TO HAVE CONCRETE APPROACH. PERIMETER FENCE STRUCTURE TO BE 6' AND CONSTRUCTED OF HARDIE-BOARD MATERIAL. MATCHING THE SURROUNDING AREA TOGETHER WITH MASONRY PILLARS. ACCESS GATE TO BE MADE OF METAL FRAMEWORK AND COVERED IN MATCHING HARDIE-BOARD MATERIAL. |
| STORMWATER/DRAINAGE MITIGATION | STORMWATER RUNOFF FROM THE SITE WILL BE COLLECTED IN INLETS AND CARRIED IN AN UNDERGROUND STORM DRAIN PIPE ALONG THE NORTH SIDE OF OLD ANNETTA ROAD TO A LOCATION ADJACENT TO THE EXISTING CREEK WHERE THE PIPE WILL TURN SOUTH, CROSS OLD ANNETTA ROAD, AND DISCHARGE STORM WATER INTO THE CREEK ON THE SOUTH SIDE OF THE ROAD. |

V. 2892, P. 1297
R.R.P.C.T

R.O.W. DEDICATION
0.051 Acres
2216.2 Sq. Feet

OLD ANNETTA ROAD
(AN ASPHALT SURFACE)
EXISTING EDGE OF PAVMT



OWNER/DEVELOPER:
ALEDO VILLAS DEVELOPMENT, LLC
10303 E. BANKHEAD HWY
ALEDO, TX 76008
817-991-5129

CONCEPT PLAN OF
"THE VILLAS DOWNTOWN"
BEING A 5.3395 ACRE PLANNED DEVELOPMENT TO THE CITY OF
ALEDO, PARKER COUNTY, TEXAS
MARCH 2018
TEXAS
SURVEYING
INC.

FIRM NO. 10100000 - WWW.TXSURVEYING.COM